

An
Bord
Pleanála

Board Order ABP-319993-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0145E

Appeal by Steven McEleney care of Purser of 20 Harcourt Street, Dublin against the decision made on the 27th day of May, 2024 by Fingal County Council to refuse permission.

Proposed Development: Retention of a concrete yard/hardstanding (circa 656 square metres) and for all other associated site excavation, infrastructural and site development works above and below ground. Permission for surface water drainage infrastructure and a soak pit, all on a site of circa 0.38 hectares at Ounavarra, Clonee Road, Lucan, County Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

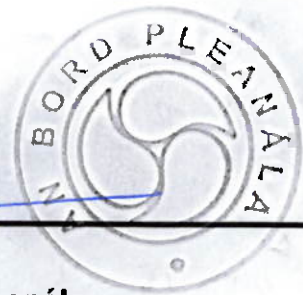
The proposed development and development proposed to be retained is located within an area zoned 'HA' (High Amenity) and identified as a highly sensitive landscape in the Fingal Development Plan 2023-2029. It is considered that the concrete area for which retention is sought is incongruous by its urban nature and significant extent and scale and has, in combination with the existing development on the site, disproportionately eroded the natural landscape value of the area. It is considered that the development proposed to be retained, in combination with adjoining development on the site and in the vicinity of the site, contributes to the erosion of the landscape character of the area. The proposed development and development proposed to be retained would be contrary to the vision of the zoning objective of the development plan which seeks to protect such highly sensitive and scenic locations from inappropriate development and to reinforce their character. The proposed development and development proposed to be retained would materially contravene the 'HA' land use zoning objective, would be contrary to Objective GINHO58 (Sensitive Areas), Objective GINHO59 (Development and Sensitive Areas) and Objective GINHO67 (Development and High Amenity Areas) of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 14 day of November 2024.